



For Lease

Property information

- This corner restaurant opportunity provides a multi-level space with bar and dining on each level plus an amazing rooftop deck
- 1st floor: 1,800 SF
2nd floor: 1,400 SF
Roof deck: 1,400 SF
- Restaurant for the last forty years
- Located at the corner of River Street and 1st Street
- Co-tenants include Birch Hoboken, Coco Havana, Mike's Wild Moose Salon and Biggie's

4,600 SF

**96 River Street
Hoboken, NJ 07030**

Marta Villa
Senior Vice President
D: +1 973 829 4782
M: +1 973 715 8385
marta.villa@am.jll.com

jllretail.com

Zoning

- Block: 223 / Lot: 9
- Property is in the CBD zone

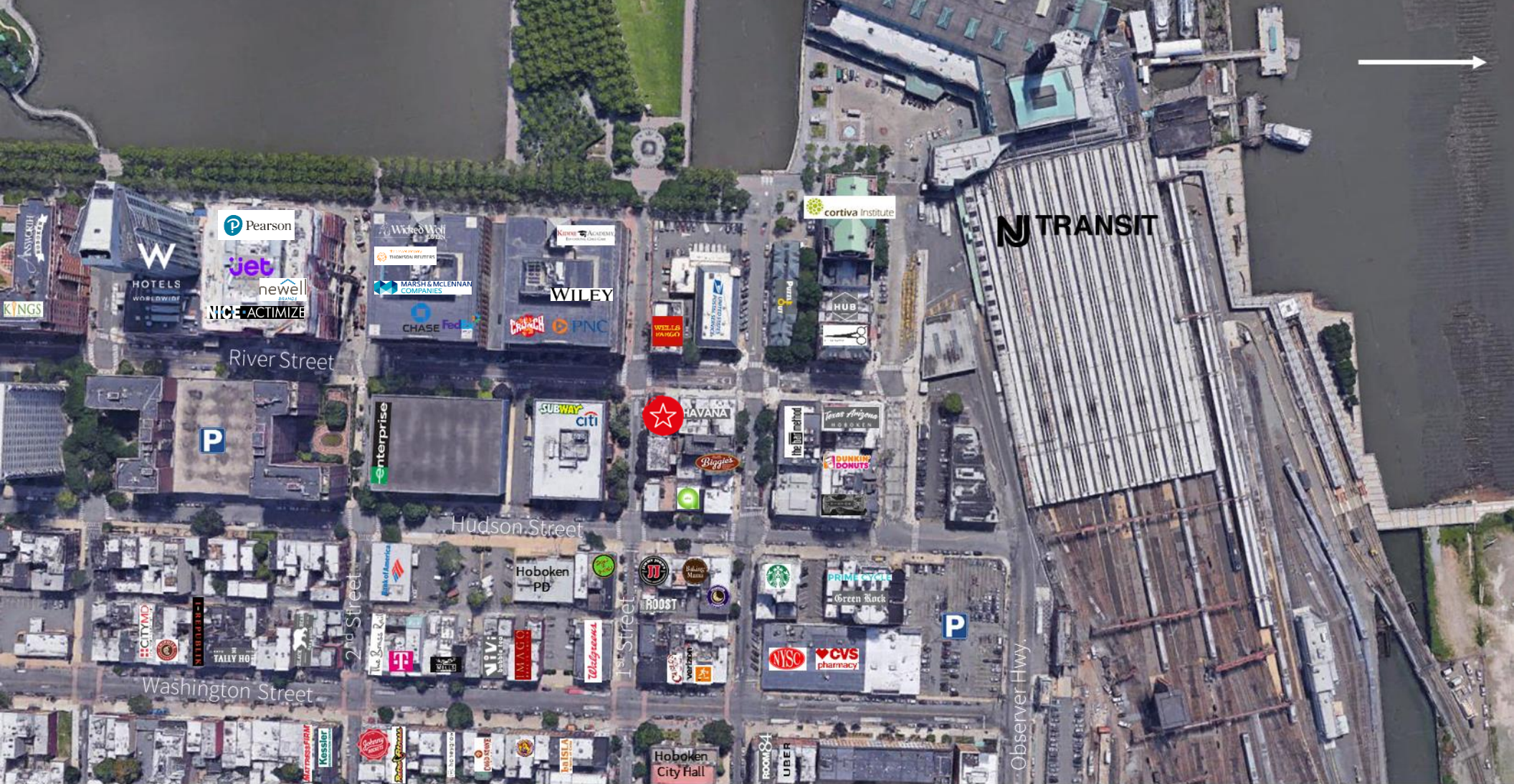
Financials

- \$24,000.00 per month NNN
- Taxes: \$33,642.96 (2020)

Traffic counts

- Observer Highway: 30,885 VPD
- Washington Street: 22,490 VPD





For more information contact:

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Demographics



Population

Median Household
Income



Employees



Number of
Businesses

0.5-mile

16,552

\$122,222

13,918

1,146

1-mile

65,230

\$127,699

38,448

2,641

2-mile

408,566

\$113,619

450,683

30,012